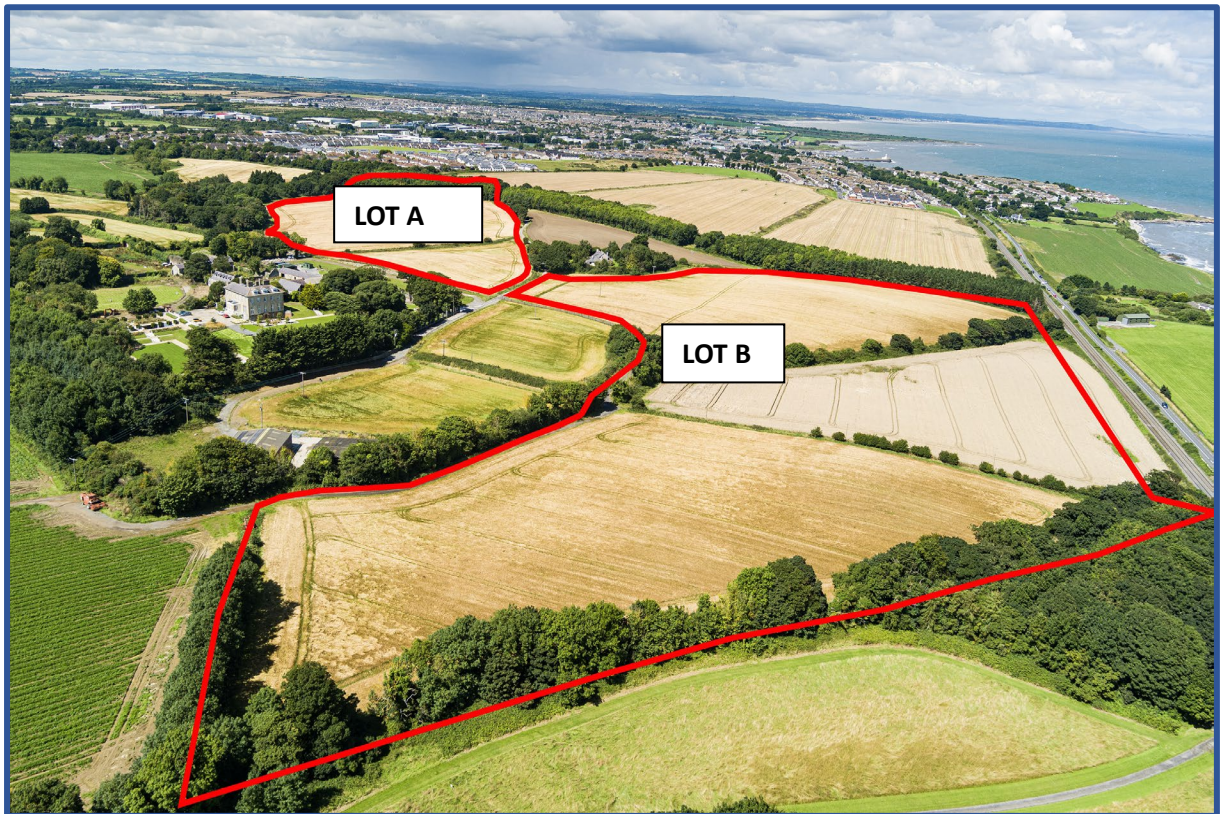


For Sale

Price Region €775,000

**Sherry
FitzGerald**
Cumisky Kelly



Adjacent Ardgillan Demesne

39.62 Acres / 16.042 Hectares

Hampton Farm,
Tanners Water Lane,
BALBRIGGAN,
Co. Dublin.

**Sherry
FitzGerald**
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Property:

This is a rare opportunity to acquire a substantial landholding of c 39.62 Acres / 16.042 Hectares of prime agricultural land adjacent to Ardgillan Castle & Demesne with easy access to the towns of Skerries and more particularly Balbriggan, Co. Dublin. The property, which is contained in two separate blocks either side of a country road with good frontage thereto, is contained in 5 principal divisions, all of which were most recently in tillage. Most boundaries are clearly defined with the exception of parts of the northern and eastern perimeter of Lot B, which await construction of a boundary fence, soon to be completed. Both parcels of ground are serviced by separate streams.

Location

The lands at Hampton Farm are accessed via a country road which in turn is located off the R132, former Dublin-Belfast Road and now the principal access route to and from Balbriggan town and Junction 5 on the M1 motorway. The property, which in areas has impressive sea views, is in close proximity to Balbriggan Golf Club, Ardgillan Demesne, the Dublin Belfast Rail Line and the Irish Sea. It is walking distance to Balbriggan, a short drive to the M1 motorway and c. 20 minutes to Dublin Airport.

Area:

We are advised the land measures a total area of 39.62 Acres / 16.042 Hectares and provide this for information purposes only, intending purchasers must independently satisfy themselves as to the correct acreage:

Lot	Acres	Hectares	Notes
A	17.05	6.904	Incl. c. 1.5 acres of woodland / west side of Tanners Water Lane
B	22.57	9.138	Situated on the east side of Tanners Water Lane.
Total	39.62	16.042	

Zoning:

Under the Fingal Development Plan 2023-2029 the property is Zoned “HA” High Amenity.

Objective: Protect and enhance high amenity areas.

Vision: Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.

The below uses are permitted in principle under this zoning, intending purchasers must seek their own independent professional advice with regard to all planning matters.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Agri-Tourism	Bed and Breakfast ³	Boarding Kennels ³
Burial Grounds ²⁹	Childcare Facilities ³	Farm Shop ²⁰
Guest House ³	Health Practitioner ³	Holiday Home/Apartments ⁷
Office Ancillary to Permitted Use	Open Space	Residential ⁴
Restaurant/Café ¹³		

3 Where the use is ancillary to the use of the dwelling as a main residence.

4 Subject to compliance with the Rural Settlement Strategy.

13 Ancillary to tourism uses or conversion of protected or vernacular structures where appropriate.

20 Only where the bulk of the produce is produced on the farm.

29 And appropriately scaled ancillary facilities.

Title:

We are advised of a freehold title - please refer to solicitor details below.

Solicitor:

Mr John Kieran, John C. Kieran & Son, Solicitors, 16 Castle Street, Ardee, Co. Louth.

Tel: 041 - 68 53327./ email: info@jckieran.com

Viewings:

Inspections can be facilitated at any reasonable hour, subject to prior approval with the sole selling agents.

Photographs & Maps:

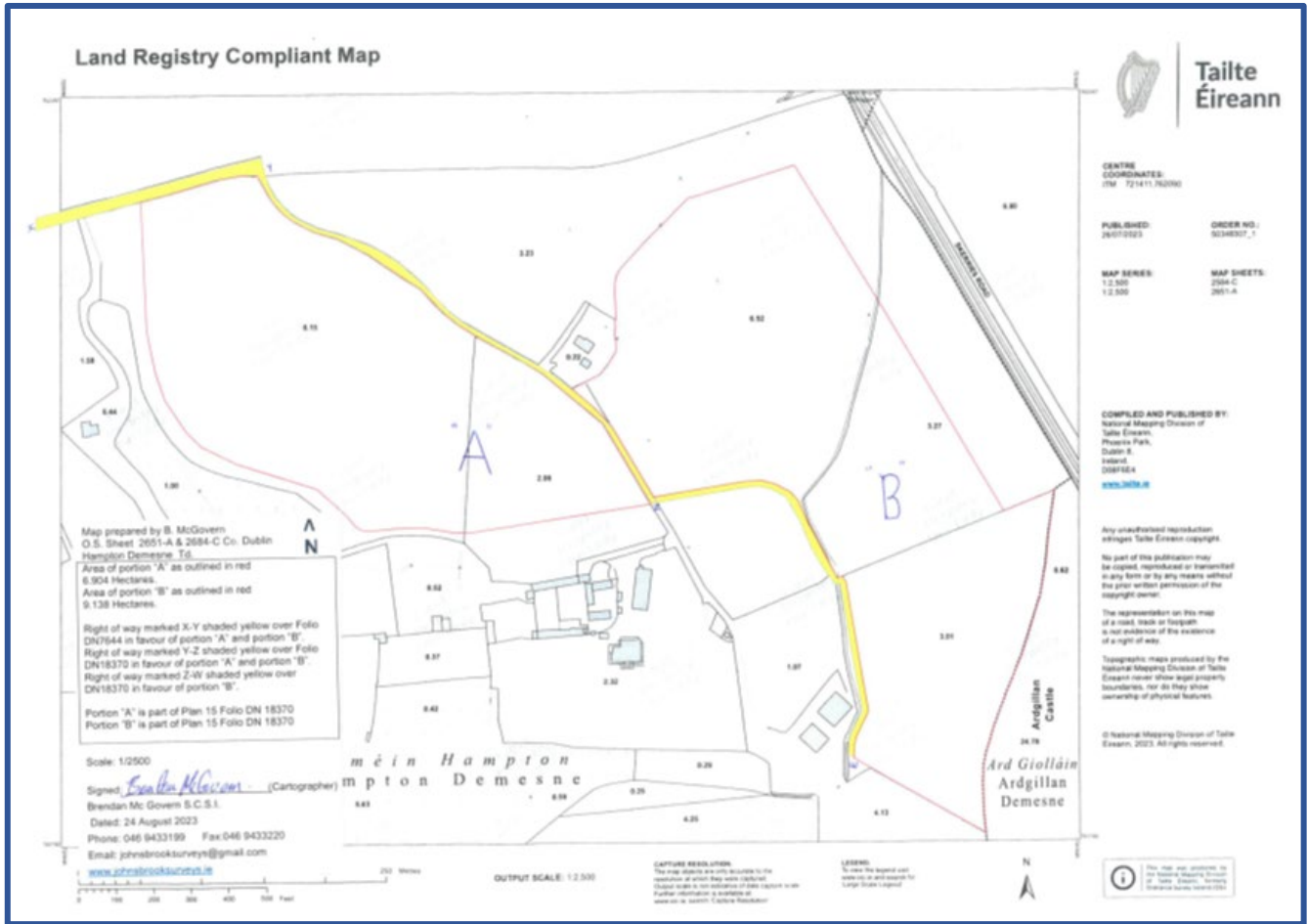
All photographs and maps are provided for information purposes only and are not to be relied on. Intending purchasers must independently verify the boundaries.

Possession:

Vacant possession of the lands will be provided on closing.

Price:

Offers are invited in the region of €775,000.



Directions:

From Balbriggan Main Street drive in a southerly direction along the R132 towards Dublin, first passing the Church on the left hand side followed by the Wavin factory, also on the left, and then turn left at Balbriggan Golf Club onto Tanners Water Lane. Proceed along Tanners Water Lane for approximately 1 Km and the property is situated on the left and right hand side of the Lane.



NEGOTIATOR
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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.